



To Let

Restaurant units
Riverside Retail Park Coleraine (1,915 sq ft – 4,170 sq ft)

RIVERSIDE
REGIONAL CENTRE

tdk commercial
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- Riverside is the dominant Retail park in Coleraine
- Scheme comprises over 350,000 sq ft of retail and leisure space.
- Retail tenants include Sainsburys, B&Q, B&M, Dunelm, Argos, Halfords and Currys.
- Strong F&B offer which includes Costa Coffee, Premier Inn, McDonalds & Burger King.

LOCATION

Coleraine is located approximately 55 miles to the north west of Belfast and 30 miles to the east of Londonderry and is the dominant retail centre within the North West of Northern Ireland.

The Coleraine Borough has a primary catchment of almost 50,000 persons (2011 Census) with a secondary catchment of over 95,000 persons within a 10 minute drive time.

The town provides the main commercial centre for the surrounding towns of Ballymoney, Portstewart and Portrush, the "Causeway Coast" region attracts over 2.5 million visitors per year.

DESCRIPTION

Riverside Retail Park is a multi-tenanted out of town retail and leisure park which now comprises in excess of 350,000 sq ft and is anchored by B&Q (55,000 sq ft) and Sainsburys (53,000 sq ft).

Other retailers represented in the scheme include Dunelm, Harveys, Halfords, Pets at Home, Currys, Argos, Lidl and B&M.

The scheme benefits from a strong leisure offer with the Jet Centre which incorporates Ten Pin Bowling, 8 screen cinema and indoor children's play facility, in addition to the Premier Inn hotel and Energia gym.

There is a strong catering offer with Costa Coffee, McDonalds, Brewers Fayre, Burger King, Subway and Indus Valley.

Free parking for c.1,200 cars.



ACCOMODATION

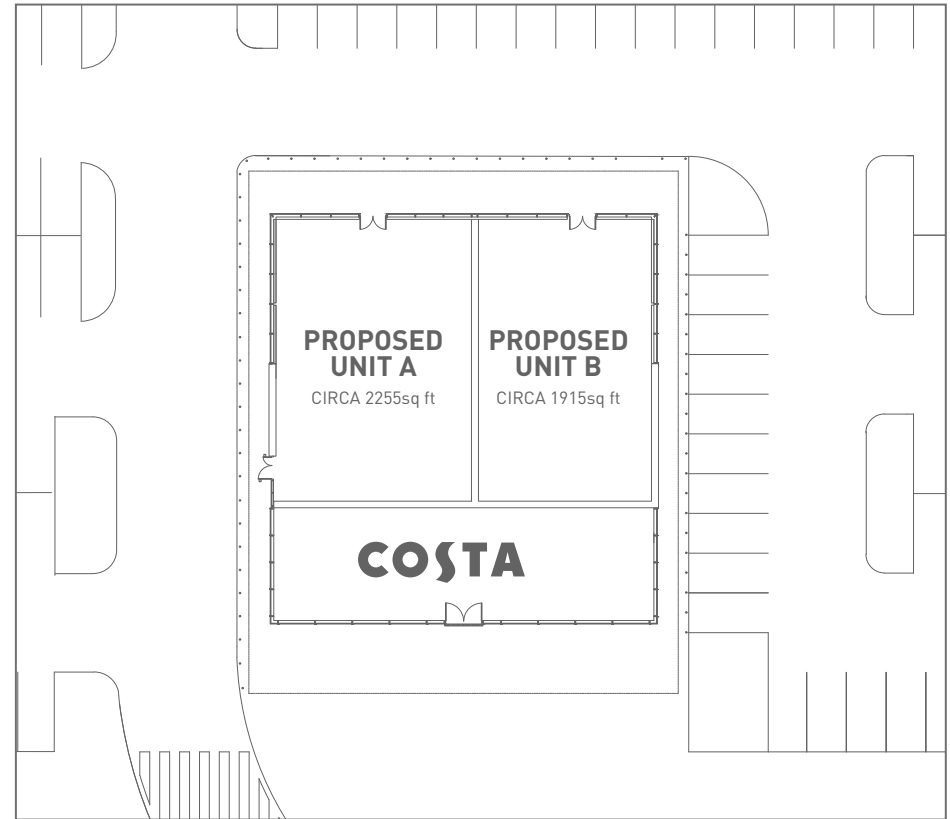
UNIT	SIZE (SQ.FT.)	SIZE (SQ.M.)
Option 1 Restaurant unit	4,170	388
Option 2 Unit A	2,225	207
Unit B	1,915	178

LEASE DETAILS

Term	10 years
Rent	£25 psf
Rent Reviews	Every fifth year on an upwards only basis
Repairs	Tenant is to be responsible for internal and external repairs and insurance

RATES

The NAVs for the individual units are available upon request.



EPC

The building has been rated as C-56 under EPC regulations. A copy of the EPC Certificate is available and can be made available on request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

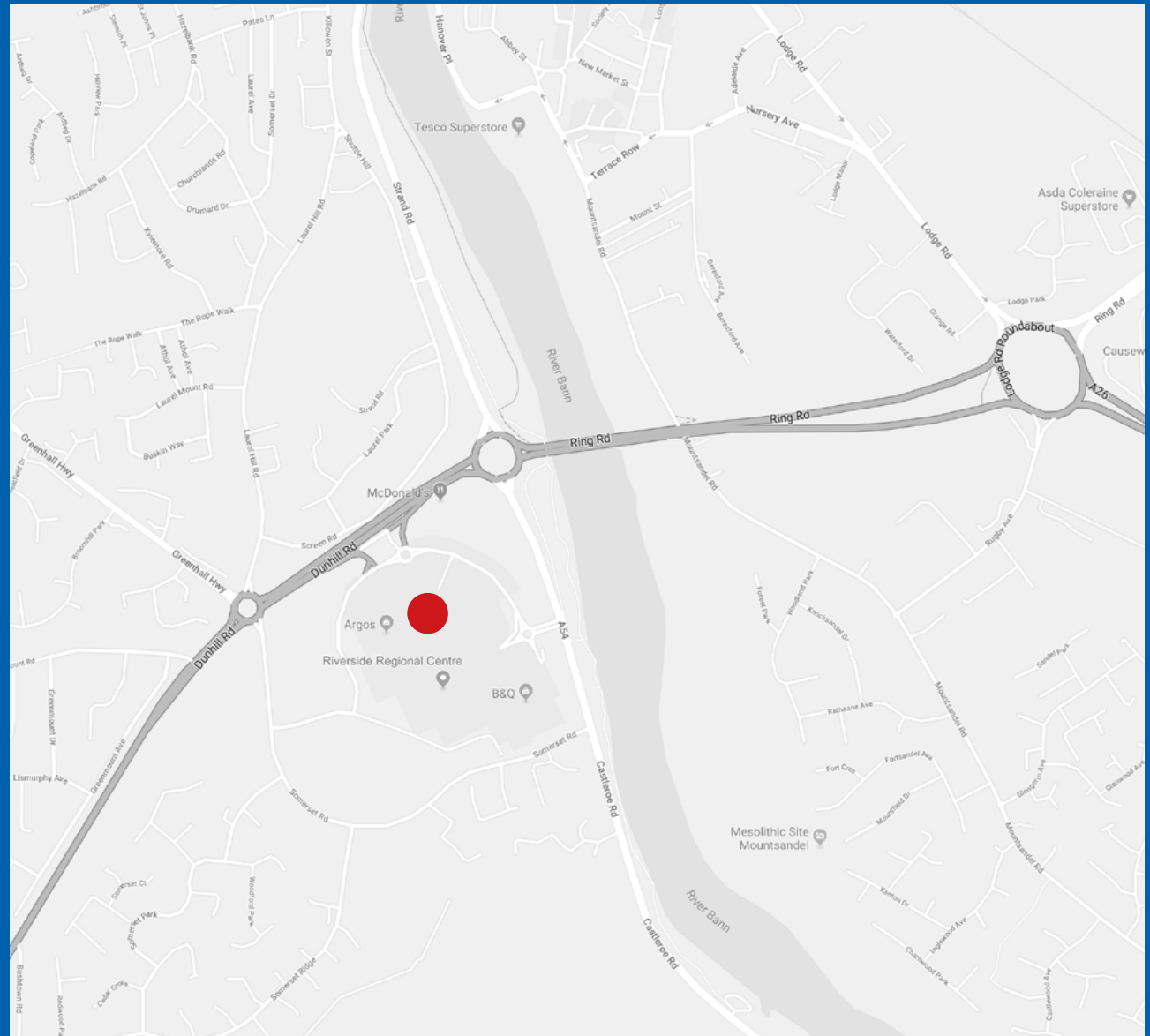
FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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